

City Council
Atlanta, Georgia

00- 0 -0875

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-38
5-10-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at:

Tract 1 – 2154 La Dawn Lane, N.W.

Tract 2 – 2101-2109 La Dawn Lane, N.W.

Tract 3 – 2095-2099 La Dawn Lane, N.W.

Tract 4 – 2145 Adams Drive, N.W.

Be changed from the **R-4 (Single-Family Residential)** District to the **PD-H (Planned Development-Housing)** District, to wit:

ALL TRACTS or parcels of land lying and being in Land Lots **230 and 244** of the 17th District, Fulton County, Georgia, being more particularly described by the attached legal descriptions.

SECTION 1. That this amendment is approved under the provisions of Chapter 19 entitled, “PD Planned Development District,” and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-00-38

1. Site plan entitled “Adams Crossing” (Tract 1) prepared by Betterton Surveying and Design Inc., dated 10/10/2000 and marked received by the Bureau of Planning October 16, 2000.
2. Site plan entitled “Adams Crossing” (Tracts 2 & 3) prepared by Betterton Surveying and Design, Inc., dated 10/10/2000 and marked received by the Bureau of Planning October 16, 2000.
3. Site plan entitled “Adams Crossing” (Tract 4) prepared by Betterton Surveying and Design, Inc., dated 10/10/2000 and marked received by the Bureau of Planning October 16, 2000.
4. The untitled “Tree Save Plan” marked received by the Bureau of Planning October 5, 2000 (applicable to Tract 4 only).

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 244 of the 17th District, Fulton County, Georgia, and being in the City of Atlanta; and being more particularly described as follows:

To find the point of beginning, commence at the intersection of the southerly right-of-way of LaDawn Lane (40 foot right-of-way) with the northeasterly right-of-way of Marietta Road (40 foot right-of-way); then following the right-of-way of Marietta Road (40 foot right-of-way) in a southeasterly direction for a distance of 398.00 feet to the point of beginning; then leaving said right-of-way traveling

THENCE North 24 degrees 56 minutes 45 seconds East for a distance of 132.63 feet to a point on the southerly right-of-way of LaDawn Lane (40 foot right-of-way); then traveling along said right-of-way the following courses and distances:

THENCE South 66 degrees 12 minutes 21 seconds East for a distance of 190.81 feet to a point;

THENCE along a curve to the left having a radius of 388.19 feet and an arc length of 25.12 feet, being subtended by a chord of South 68 degrees 03 minutes 36 seconds East for a distance of 25.11 feet to a point; then leaving said right-of-way traveling

THENCE South 43 degrees 53 minutes 27 seconds West for a distance of 198.60 feet to a point on the northeasterly right-of-way of Marietta Road (40 foot right-of-way); then traveling along said right-of-way

THENCE North 46 degrees 45 minutes 12 seconds West for a distance of 159.44 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.690 acres more or less.

Tract 1
Z-00-38

Sheet 1 of 4

2-00-38

Tract 2

Legal Description
Tract 'A'
West of Mauldin Road

A PARCEL OF LAND LYING IN LAND LOT 244 OF THE 17th DISTRICT OF CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LA DAWN LANE (APPARENT 40 FOOT RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF MAULDIN ROAD (A 40 FOOT RIGHT-OF-WAY); THENCE RUNNING S89°34'49"W ALONG THE NORTH LINE OF LA DAWN ROAD, A DISTANCE OF 149.85 FEET TO A 3/4" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING N00°30'15"W A DISTANCE OF 199.96 FEET TO A 1/2" REBAR; THENCE RUNNING N89°05'09"E A DISTANCE OF 75.43 FEET TO A 1/4" REBAR; THENCE RUNNING N89°34'49"E A DISTANCE OF 74.41 FEET TO A POINT ON THE WEST LINE OF A 20' PARCEL RESERVED FOR STREET AS RECORDED IN PLAT BOOK 69, PAGE 99 OF FULTON COUNTY DEED RECORDS; THENCE RUNNING ALONG SAID WEST LINE, S00°30'34"E A DISTANCE OF 200.61 FEET TO THE POINT OF BEGINNING.

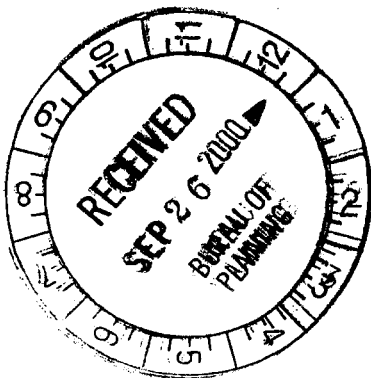
PARCEL CONTAINS 0.6895 ACRES

Sheet 2 of 4

Legal Description
Tract "B" "3"
East of Mauldin Road

A PARCEL OF LAND LYING IN LAND LOT 230 OF THE 17th DISTRICT OF CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LADAWN LANE (APPARENT 40 FOOT RIGHT-OF-WAY); AND THE EAST RIGHT-OF-WAY LINE OF MAULDIN ROAD (A 40 FOOT RIGHT-OF-WAY); THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF LADAWN LANE AND RUNNING N00° 30'34"W A DISTANCE OF 200.01 FEET TO A POINT; THENCE RUNNING N89°56'02"E A DISTANCE OF 105.00 FEET; THENCE S00° 30'34"W A DISTANCE OF 200.03 FEET TO A 1 ½" OPEN TOP PIPE ON RIGHT-OF-WAY AT LADAWN ROAD, THENCE RUNNING ALONG SAID RIGHT-OF-WAY S89°56'02"W 105.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.482 ACRES.



200-38

Tract 3

Sheet 3 of 4

ALL THAT TRACT OF LAND lying and being in Land Lot 230, 17th District, Fulton County, Georgia, being in the City of Atlanta, and being more particularly described as follows:

Beginning at a point on the East right-of-way of Adams Drive (40' R/W), said point of being 500.00 feet South of the intersection of the East right-of-way of Adams Drive and the South right-of-way La Dawn Lane (40' R/W); Thence leaving said right-of-way North 89 degrees 28 minutes 15 seconds East 209.25 feet to a point; Thence South 00 degrees 01 minutes 00 seconds East 75.27 feet to a point; Thence South 89 degrees 35 minutes 15 seconds West 207.15 feet to the East right-of-way of Adams Drive; Thence traveling along Adams Drive and along a curve to the left 24.31 feet to a point; Thence continuing along said right-of-way North 00 degrees 37 minutes 55 seconds West 50.57 feet to the TRUE POINT OF BEGINNING.
Said tract contains 0.33 acres.



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Tract 4

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